

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

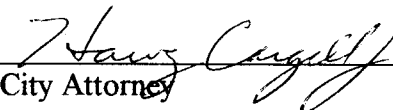
PASSED, ADOPTED and APPROVED this 11th day of April 2002.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to C-1 General Commercial.

29.65 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. 54, in College Station, Brazos County, Texas, and being a part of that 111.6 acre tract conveyed to Louise Marsh Reeves, et al, by deeds recorded in Volume 104, Page 55 and Volume 414, Page 453 of Deed Records of Brazos County, Texas, and being more particularly described in the attached Exhibit "B," Metes and Bounds, and shown graphically in Exhibit "C".

Field Notes
29.65 Acres

All that certain tract or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, in College Station, Brazos County, Texas, being a part of that 111.6 acre tract conveyed to Louise Marsh Reeves, et al, by deeds recorded in Volume 104, Page 55 and Volume 414, Page 453 of Deed Records of Brazos County, Texas, and being more fully described as follows:

Beginning at a $\frac{1}{2}$ " iron rod found in Northeast line of the called 111.6 acre tract. Said iron rod bears S 75 degrees 17' 28" W, 1.08' from $\frac{1}{2}$ " iron rod found in Southwest line of Woodland Hills Phase One Subdivision. Said iron rod bears N 48 degrees 44' 35" W, 1205.34' from a $\frac{1}{2}$ " iron rod found marking east corner of said called 111.6 acre tract in Northwest line of Green's Prairie Road;

THENCE, S 42 degrees 25' 42" W, 1202.84' to a $\frac{1}{2}$ " iron rod set for corner in northeast Right-of-Way (ROW) line of Texas State Highway 6;

THENCE, along said ROW line N 36 degrees 47' 36" W, 506.02' to a $\frac{1}{2}$ " iron rod set at bend in said ROW line;

THENCE, continue along said ROW line N 49 degrees 25' 28" W, pass a concrete highway ROW marker at 2.00' and pass a $\frac{1}{2}$ " iron rod found for reference at 362.02' and continue to a point at centerline of Spring Creek at 707.02';

THENCE, down the centerline of Spring Creek with its meanders along common line between City of College Station 36.9 acre tract recorded in Volume 4329, Page 134 of Official Records of Brazos County, Texas (ORBCT), and remainder of Marsh-Reeves 111.6 acre tract as follows:

N 9 degrees 45' 03" E 31.17'

N 25 degrees W 26'

N 54 degrees E 82'

N 30 degrees W 65'

N 20 degrees E 90'

N 50 degrees E 90'

S 80 degrees E 100'

N 76 degrees E 95'

S 88 degrees E 80'

S 67 degrees E 200'

N 86 degrees E 50'

N 41 degrees E 80'

N 73 degrees E 90'

N 77 degrees E 150'

N 30 degrees E 35'

N 4 degrees E 60'

N 12 degrees W 25'

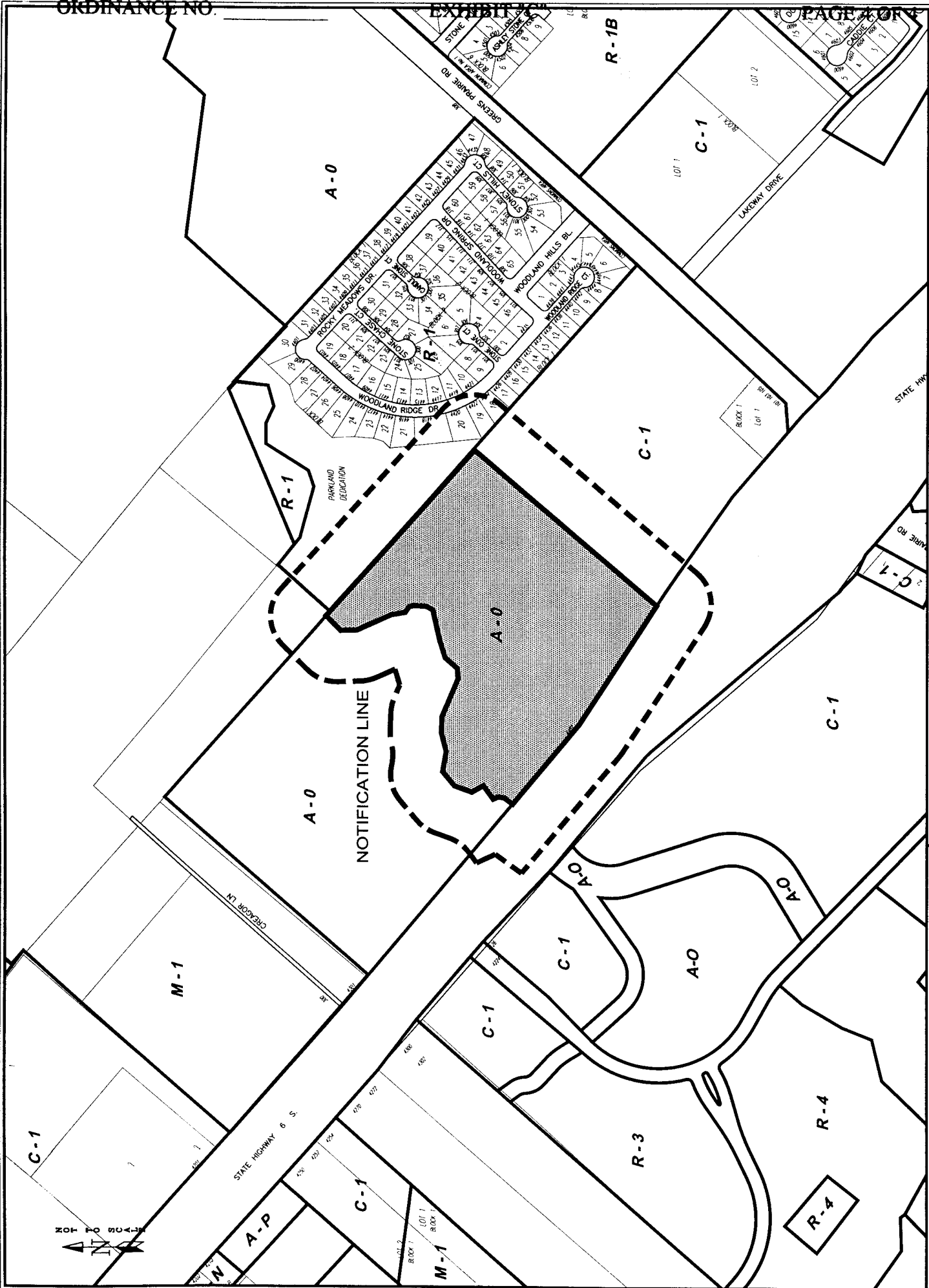
N 54 degrees W 35'

N 10 degrees W 70'

N 24 degrees W 180'

N 2 degrees W 80'

N 45 degrees E 100' to Point in Southwest line of City of College Station 16.89 acre Tract 3 recorded in Volume 3900, Page 188 ORBCT.



4401 SOUTH HIGHWAY 6 S - 29.65 AC +/-

Case: 02-35

REZONING

City of College Station, Texas
DEVELOPMENT REVIEW

